

Staff Summary Report



Council Meeting Date: 12/04/03

Agenda Item Number: 29

SUBJECT: Request by Earnhardt Lincoln-Mercury for an Amended Final Plat for one (1) lot, located at 7777 South Test Drive.

DOCUMENT NAME: 20031204dsht12

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by **EARNHARDT LINCOLN-MERCURY** (No Bull, L.L.C., property owner) **#SBD-2003.99** for an Amended Final Plat for one (1) lot on 3.75 net acres, located at 7777 South Test Drive.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: This request is for an Amended Final Subdivision Plat to create one (1) new lot by combining Lot 14 and a portion of Lot 13 within the Autoplex Subdivision. The new lot will accommodate future development on that property. The proposed lot has access to a public street and appears to meet the minimum required technical standards of Subdivision Ordinance 99.21. Public input is not required.

- ATTACHMENTS:**
1. List of Attachments
 2. Comments / Reasons for Approval / Conditions of Approval
 3. History & Facts / Description

- A. Location Map
- B. Letter of Explanation/Intent
- C. Subdivision Plat
- D. Aerial Photo

COMMENTS: This request is for an Amended Final Subdivision Plat to create one (1) new lot by combining Lot 14 and a portion of Lot 13 within the Autoplex Subdivision. The new lot will accommodate the proposed future development of the property. The proposed lot has access to a public street and appears to meet the minimum required technical standards of Subdivision Ordinance 99.21. Public input is not required.

REASON(S) FOR

APPROVAL: 1. The Subdivision Plat appears to conform to current technical standards and requirements of Subdivision Ordinance No. 99.21.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 4, 2004**. Failure to record the plan within one year of Council approval shall make the plan null and void.

HISTORY & FACTS:

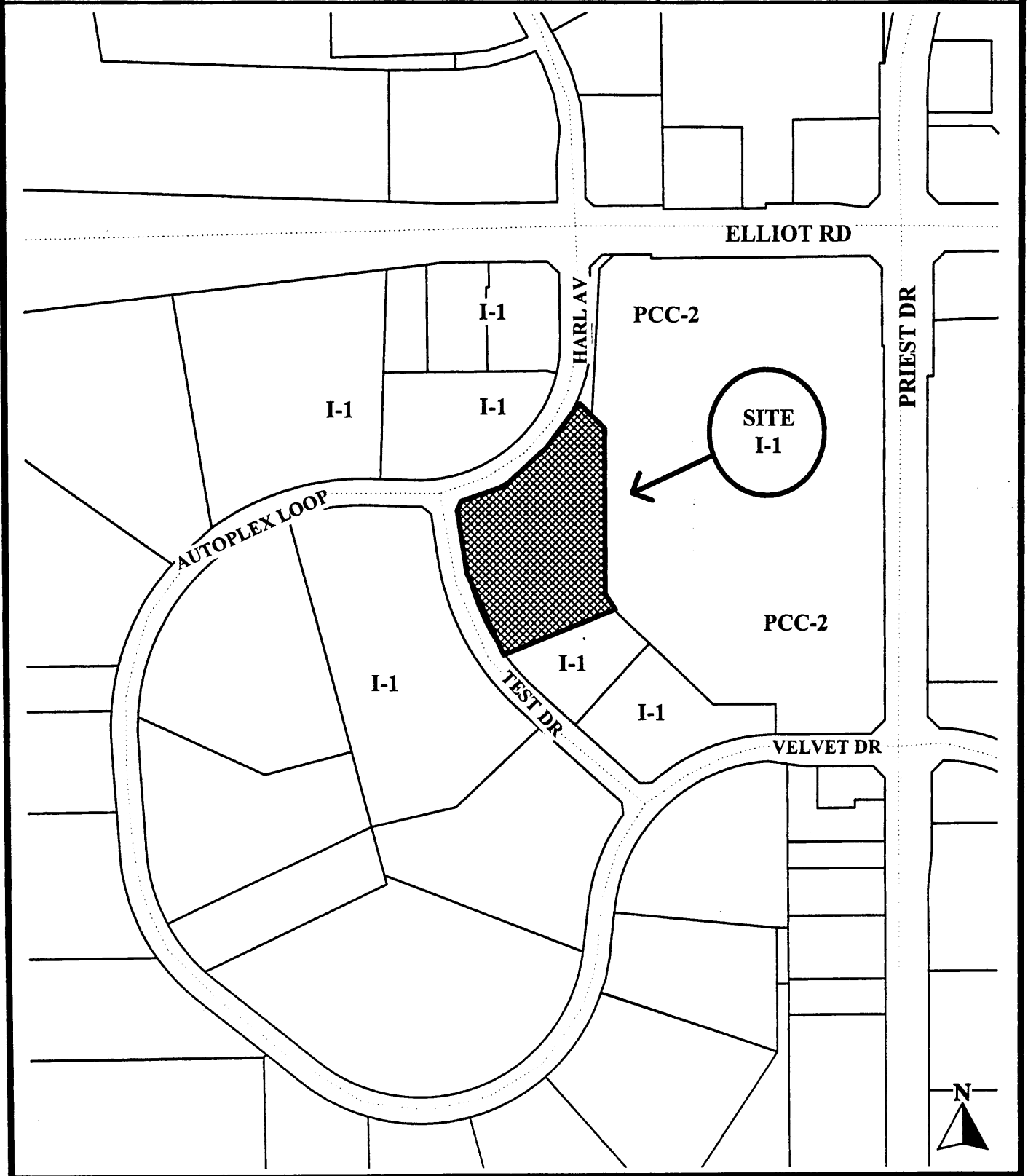
<u>April 13, 1989.</u>	City Council approved a zoning change from AG and I-3 to I-1 on 269 net acres located at the southwest corner of Elliot Road and Harl Avenue.
<u>June 29, 1989.</u>	City Council approved the Final Subdivision Plat for Suncor Marketplace Autoplex.
<u>August 16, 1989.</u>	The Design Review Board approved building elevations, site and landscape plans for Honda of Tempe.
<u>February 8, 1996.</u>	The Design Review Board approved the request for building elevations – expansion / addition for Honda of Tempe.
<u>August 24, 2000.</u>	City Council approved an Amended Final Plat, Lot 2, of the Autoplex Subdivision into two new lots, lots 2A and 2B.
<u>October 17, 2000.</u>	The Hearing Officer for the City of Tempe approved a use permit request by Honda of Tempe to relocate an existing modular auxiliary sales office from the temporary overflow sales lot to an existing asphalt parking lot north of the existing dealership.
<u>November 20, 2001.</u>	The Hearing Officer approved two variances requested by Honda of Tempe. One is to waive the required parking lot landscape islands in the rear of the site. Two, waive the required landscape island trees within the El Paso Gas Line easement.
<u>January 11, 2002.</u>	The City Council approved an Amended Final Subdivision Plat for two lots (lots 31 and 32) on 6.25 net acres.
<u>August 1, 2002.</u>	City Council approved a one lot subdivision located at 7900 South Autoplex Loop, #SBD-2002.50, on 2.75 net acres.
<u>October 30, 2003.</u>	City Council approved a amended Final Subdivision Plat for Tempe Honda for one (1) lot consisting of 8.69 net acres located at 8010 South Autoplex Loop.

DESCRIPTION:

Owner – No Bull, L.L.C.
Applicant – Hal J. Aernhardt, III
Engineer – Brady-Aulerich & Associates, Inc., Joseph J. Brahm
Existing zoning – I-1
Total site area – 3.75 net acres
Number of lots proposed – 1 lot

EARNHARDT LINCOLN-MERCURY AT AUTOPLEX

SBD 2003.99



Location Map

A



BRADY • AULERICH & ASSOCIATES, INC.

Civil Engineering • Land Surveying
Construction Staking

C.E. Aulerich	P.L.S.
Dennis H. Brady	P.L.S.
Joseph J. Brahm	P.L.S.
Brent L. Henderson	P.E.
Robert N. Hermon	P.E./P.L.S.
Giao N. Pham	P.E.

November 7, 2003

Ms. Dee Dee Kimbrell
CITY OF TEMPE
DEVELOPMENT SERVICES DEPARTMENT
31 East Fifth Street
Tempe, Arizona 85281

RE: REPLAT/RESUBDIVISION OF LOT 14 AND A PORTION OF LOT 13 IN
AUTOPLEX SUBDIVISION, BOOK 332 OF MAPS, PAGE 48, MARICOPA
COUNTY RECORDS.

Dear Dee Dee:

I have been appointed Representative of NO BULL, LLC to combine the
above mentioned parcels into 1 lot.

Said Replat was needed to combine the parcels.

Respectfully Submitted,

BRADY•AULERICH & ASSOCIATES, INC.

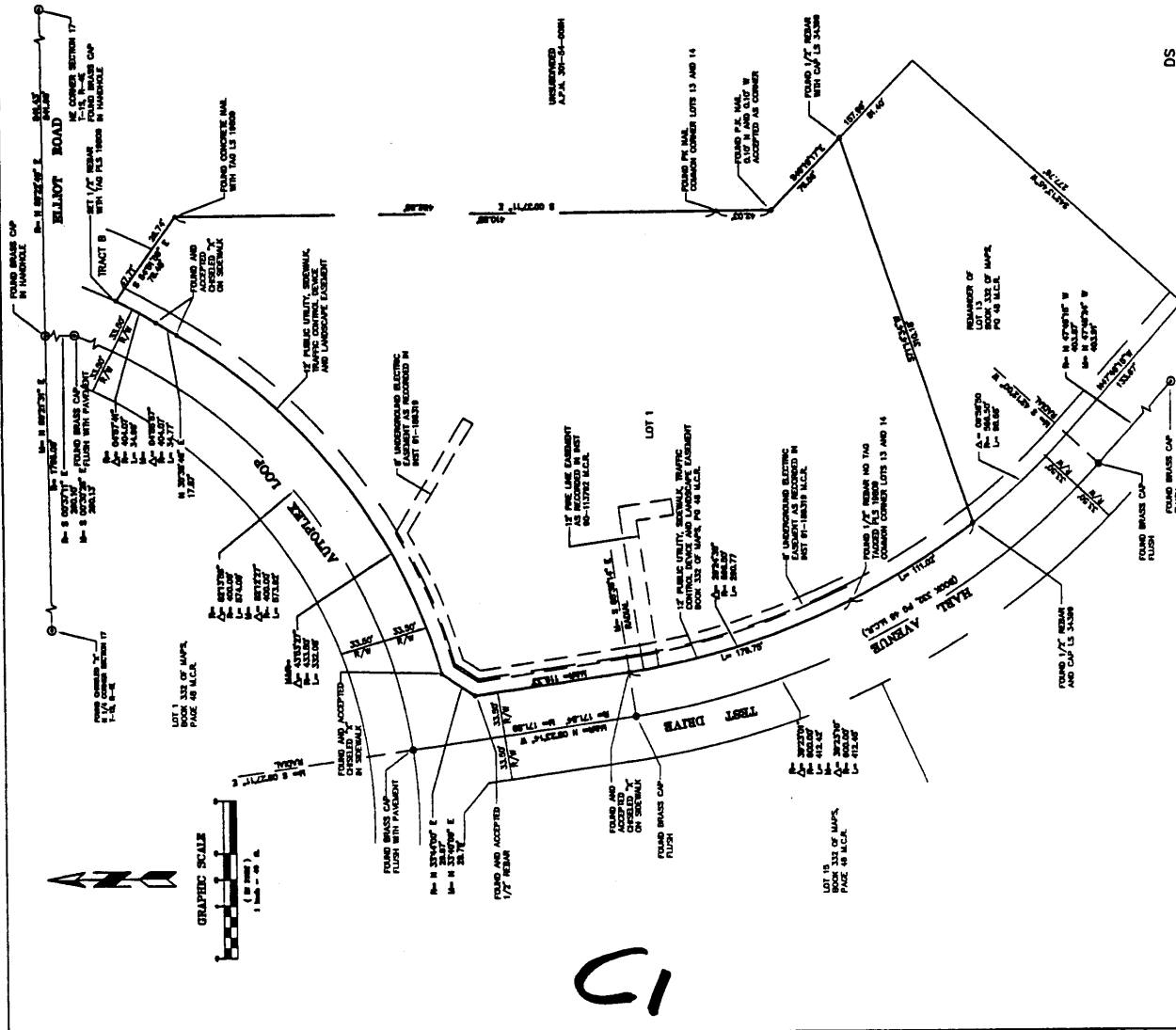
Joseph J. Brahm, P.L.S.

JJB:vsc

B

LOT 40, AUTO PLEX

A REPLAT OF LOT 14 AND A PORTION OF LOT 13, AUTOPLEX, RECORDED IN BOOK 332 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND	
---	SUBDIVISION BOUNDARY
---	EASEMENT LINE
⊗	BRASS CAP MONUMENT FOUND AS NOTED
⊙	SET SURVEY MARKER TAGGED RLS 26049 AS NOTED
	M.C.R. MARICOPA COUNTY RECORDS
R=	RECORDED
M=	MEASURED
	A.P.N. ASSESSORS PARCEL NUMBER

PA

BRADY, ALLEN & ASSOCIATES, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 1001 E. BROADWAY
 PHOENIX, ARIZONA 85001
 PHONE (602) 252-1000 FAX (602) 252-1001
 DEBRAH N. BRADY, P.E. (602) 252-1001
 CHRISTOPHER E. ALLEN, P.E. (602) 252-1001

DATE: 8-4-03
 EARTHQUAKE: EARTHQUAKE
 SCALE: 1"=40'
 DRAWN BY: JAB
 CHECKED BY: JAB
 2ND REV: 03/08/03

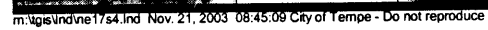
SHEET 2 OF 2

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